



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 08, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

39 April 8, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE UNINCORPORATED AREAS OF ALPINE BUTTE, LAKE LOS ANGELES, LANCASTER, AND PALMDALE (SUPERVISORIAL DISTRICT 5) (3 VOTES)

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT THE BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

16252 Newmont Avenue, Lancaster, California 93535
18742 East Palmdale Boulevard, Palmdale, California 93591
14235 East Avenue O, Alpine Butte, California 93591
40535 174th Street East, Lake Los Angeles, California 93535

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. This action will also maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 16252 Newmont Avenue, Lancaster, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 11, 2014, permits be obtained and the structure be repaired to code or demolished, if substantial progress, extend to May 12, 2014, and (b) that the structure be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of

such adjacent properties.

2. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery, refrigerators, and freezers.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 18742 East Palmdale Boulevard, Palmdale, California 93591

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 11, 2014, the property be cleared of all trash, junk, debris, and miscellaneous personal property and maintained cleared thereafter, (b) that by April 11, 2014, permits be obtained and the structure be demolished, and (c) that the property be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare until it was barricaded, as requested by the Fire Department.
3. The building contains fire-damaged floor supports or foundation systems.
4. Portions of the interior and exterior walls are fire damaged.
5. Doors and windows are broken.
6. The building contains fire-damaged ceiling, roof support, or systems.
7. The exterior landing is fire damaged.
8. The required heating is fire damaged.
9. The nonconforming carport is in a state of disrepair.
10. The electrical service system is fire damaged.
11. The potable water system is fire damaged.
12. The water heater, lavatory, bath facility, kitchen sink, laundry tray, or standpipe of the dwelling is fire damaged.

13. The building contains fire-damaged drain, waste, and vent systems.
14. Overgrown vegetation and weeds constituting an unsightly appearance.
15. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.
16. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
17. Miscellaneous articles of personal property scattered about the premises.
18. Trash, junk, and debris scattered about the premises.
19. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
20. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 14235 East Avenue O, Alpine Butte, California 93591

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 11, 2014, the property be cleared of all trash, junk, debris, and discarded household furniture and maintained cleared thereafter, (b) that by April 11, 2014, permits be obtained and the structure be repaired to Code, (c) that the structure be maintained secured to prevent unauthorized entry, and (d) that the well and septic tank be maintained secured.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare until it was barricaded, as requested by the Sheriff's Department.
3. Trash, junk, and debris scattered about the premises.
4. Doors are broken or missing.
5. The electrical service system is noncomplying and potentially hazardous.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 40535 174th Street East, Lake Los Angeles, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 11, 2014, the property be cleared of all trash, junk, debris, discarded household furniture and

appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter, (b) that by April 11, 2014, permits be obtained and the structure be repaired to code, rebuild to code or demolished, and (c) that the structure be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is fire damaged and was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare until it was barricaded.
3. Portions of the walls are fire damaged.
4. Doors and windows are broken.
5. The building contains fire-damaged ceilings, roof supports, and systems.
6. The required heating system is fire damaged.
7. The electrical system is fire damaged.
8. The potable water system of the dwelling is fire damaged.
9. The water heater, lavatory, bath facility, kitchen sink, and the laundry tray or stand pipe of the dwelling are fire damaged.
10. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstructs the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

The Honorable Board of Supervisors

4/8/2014

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Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:DH:nm

c: Chief Executive Office (Rita Robinson)
County Counsel
Executive Office